

**GOVERNMENT OF INDIA  
HOUSING AND URBAN POVERTY ALLEVIATION  
LOK SABHA**

UNSTARRED QUESTION NO:4124

ANSWERED ON:10.08.2016

Reduction in Stamp Duty

Gaikwad Dr. Sunil Baliram; Gupta Shri Sudheer; Kirtikar Shri Gajanan Chandrakant; Mahato Shri Bidyut Baran; Singh Shri Kunwar Haribansh

**Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:**

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

- (a) whether the Government has recently written to the State Chief Ministers to reduce stamp duty on registration of houses for poor;
- (b) if so, the details thereof along with the aims and objectives thereto;
- (c) the response of the State Governments thereto, State/UT-wise;
- (d) whether the Government has provided assistance to States for modernization and digitization of land records, if so, the details thereof along with the status thereto, State/UT-wise; and
- (e) the other steps taken/being taken by the Government to promote housing sector in the country?

**Answer**

THE MINISTER OF STATE IN THE MINISTRY OF HOUSING & URBAN POVERTY ALLEVIATION

(RAO Inderjit Singh)

(a) to (c): Housing for All by 2022 is one of the important agendas before the Government and there is a need to build an enabling environment for catalyzing the market for Affordable Housing through various measures.

In order to facilitate supply of affordable houses to the targeted segments of the society as well as to increase the stock of affordable houses in the country, all the Chief Ministers of States/UTs have been requested in May, 2016 to consider rationalization of stamp duty or waiver of the same for affordable housing projects.

In addition, the Department of Revenue, Ministry of Finance has written letters to Chief Secretaries of all the States/UTs with a request to consider lowering of stamp duty for mortgage registration to 1% for the first tranche of housing loans and also to exempt affordable housing projects from payment of stamp duty.

(d): The Department of Land Resources is implementing the scheme Digital India Land Records Modernization Programme (DILRMP) under which the States and UTs are provided financial assistance for implementation of various components under the Scheme. The present status of physical and financial progress made in the Scheme as reported by the States/UTs concerned is Annexed.

(e): 'Land' and 'Colonisation' are State subjects, therefore it is the responsibility of States/UTs to ensure housing to all citizens. In order to supplement the efforts of States/UTs and promote the housing sector in the country, this Ministry has launched the Pradhan Mantri Awas Yojana (PMAY) (Urban) with the components – Slum rehabilitation of Slum Dwellers; Promotion of Affordable Housing for weaker sections through Credit Linked Subsidy; Affordable Housing in Partnership with public & private sectors; and Subsidy for beneficiary-led individual house construction or enhancement.

Apart from this, some of the policy/legislative initiatives taken by the Ministry to augment the housing stock in the country are as under:

• The Ministry has started the process to update/revise the National Urban Housing & Habitat Policy (NUHHP), 2007.

• A 'Template for Preparation of State Housing Policy for Urban Areas' has been released in June, 2016 to assist States in formulating housing policies to address the current requirements of the sector.

• This Ministry is in the process of finalisation of the National Urban Rental Housing Policy in order to create a vibrant, sustainable and inclusive rental housing market in India.

• Approval procedures for housing and construction projects have been simplified and streamlined in consultation with other line Ministries. PMAY(Urban) Guidelines also mandate certain steps in this direction, such as setting up of online single window for construction permits and concept of deemed building permission and layout approval in certain circumstances.

• In order to bring accountability and transparency in the sector for improving governance, for protecting consumer interest, and speedy mechanism for adjudication of disputes, this Ministry has piloted the Real Estate (Regulation and Development) Act, 2016; specified sections of which have come into effect from 01st May, 2016.

• In order to provide a framework for regulation of tenancy for commercial and residential properties, this Ministry has drafted a

Model Tenancy Act and shared the same with States/UTs.

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